

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 15, 2001, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee and Carol Walker; (Judy Cherry and Bob Ripley absent). Abigail Davis, Planning Department intern; Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair, Tim Francis called the meeting to order and asked for a motion approving the minutes for the regular meeting held February 15, 2001. Motion for approval made by Berggren, seconded by Helwig. Motion for approval carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Cherry, Ripley and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda, to address the Commission. No one appeared.

APPLICATION BY SCOTT SULLIVAN ON BEHALF OF LAZLO'S/EMPYREAN ALES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 210 N. 7TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING **March 15, 2001**

Members present: Berggren, Francis, Helwig, McKee and Walker; Cherry and Ripley absent.

Scott Sullivan appeared as applicant. He explained that Lazlo's is looking to expand their business. They would like to locate grain silos for easier access for loading and unloading of grain. The preferred location is to install two steel grain silos on the roof of the Burlington Arcade building, in the northwest corner adjacent to the alley.

McKee inquired if the grain was augered in. Scott Miller replied that it was.

Berggren wondered if it was truck mounted. Mr. Miller believes so.

Mr. Miller stated that the fermenting process is all in 7th and “Q”. The beer is brewed at Lazlo’s.

Helwig understands that they want the grain as close to the alley as possible. He would like to see the silos moved farther back down the alley. Mr. Miller replied that to move it to the back would require all kinds of belts and pulleys. There would be many problems with a system like that. Mr. Sullivan noted that the grain room needs to be close to the brewing room.

Berggren wanted to know if the grain is delivered by straight trucks or semi-trucks. Mr. Miller was not sure what kinds of trucks deliver the grain. He doesn’t believe they are semi-trucks.

Ed Zimmer stated that although he recommended denial, it seems to him that if this application was approved, the sign is a useful element. It helps explain what the silos are. The precedent would be that water towers usually have some type of sign on them.

Berggren assumes because they have 2 different types of tanks, they have 2 different types of grain. Mr. Sullivan replied that the larger tank holds the new grain and the smaller tank holds the spent grain that gets picked up.

Helwig questioned if there is a way to use a lower height of silo. Mr. Sullivan has asked that very question and was told that they need to be a certain height due to the height of the trucks.

Helwig would be interested in seeing what the silos would look like a little further back.

Francis thinks it would be interesting to do something that is industrial driven. This was originally a manufacturing environment in the Haymarket.

Mr. Zimmer stated that he might make a different recommendation if the silos weren’t so prominent. They are right across from the Train Depot and highly visible. If they were somewhat recessed, they might be more in line with the character of the district.

Berggren wondered about the door going into the vacant space. Mr. Sullivan noted that it is the existing vacant space from the antique store. At this point, the space is vacant. Tours of the brewery might eventually be an option.

Berggren is concerned about future expansions of the business. What if 2 more silos need to be added in the future to expand the brewery? This would set a precedent. Berggren likes what Francis is saying about putting industry back into the Haymarket. If this is approved, it would be hard to deny adding more silos in the future.

Mr. Miller stated that they are maxed out by State statutes on how much they can brew. These silos extend their capacity to over 10,000 gallons. The State laws would need to be changed for them to expand any more. Their goal is not to be a brewery that brews 50,000 gallons a year.

No one else appeared and public hearing was closed.

ACTION:

Berggren made a motion for denial, with a finding that the silos would be appropriate if they are moved back beyond 50% of the depth from the facade line, and any silos would be more appropriate with a sign, seconded by McKee.

McKee wonders about having the silos at the front of the building. If they were moved to the back, he would not have a problem with it at all.

Berggren agreed. It seems to overpower the building. This is an industrial district. He would like to see the silos be moved to the east of the mid-point of the building.

McKee wondered about the length of the wall. Mr. Zimmer and Mr. Sullivan agreed that it is about 75 feet long.

Walker stated that she agrees with the comments made by other Commissioners. This is an industrial district. She has no problem with the silos but would like to see them be moved farther back.

Motion carried 5-0: Berggren, Francis, Helwig, McKee and Walker voting 'yes'; Cherry and Ripley absent.

STAFF REPORT:

Mr. Miller stated that The Haymarket foundation approved \$40,000 to install historic markers on some buildings in the Haymarket. They will be working with Mr. Zimmer in regards to the text that will be on the plaque. He explained that they are trying to get property owners to agree to have a plaque on their building. They would like to get some input from the Commission.

McKee wondered if the Train Depot would be re-mounting the historic plaque that they took down. John Kay of Sinclair-Hille will talk it over with the owner.

Mr. Kay believes this will be a nice complement to the walking tour booklet. Each plaque will say something brief about each building. He believes the size of the marker is appropriate in relation to the size of the building. One option for the plaque would be bronze. They can be blind mount or drilled and mount with caps. There are 3 potential sizes: 10" x 15", 15" x 18" and 20" x 24". The 20" x 24" size just seems way too big, in his opinion.

Mr. Miller stated that they have commitments from 15 property owners who would like a plaque on their building.

McKee thinks this is a great idea. The other Commissioners all agreed.

OTHER:

Mr. Zimmer stated that Judy Cherry submitted a letter stating she will not be seeking re-appointment to the Historic Preservation Commission. She serves one of the at-large positions. Her position has not been filled yet.

There being no other business, the meeting was adjourned at 2:15 p.m.